



District 6 Advisory Board Agenda

Monday, July 10, 2023 • 6:30 p.m.

Evergreen Community Center & Library • 2601 N. Arkansas, Wichita, KS

67204 Virtual Meeting Option • Zoom and [Facebook Live](#)

Virtual Meeting Access Information

The public has the option to participate in DAB meetings virtually via the Zoom platform or to watch the meetings live on the [District 6 Facebook page](#). Zoom meeting details are listed below.

Join Zoom meeting on a computer, tablet, or smartphone

- Click on the link below and enter the meeting ID and passcode.
 - ✓ <https://us06web.zoom.us/j/86089207419?pwd=ZmwyZVBNaGE4Y3FqZ2VEbnhrMWWhiQT09>
 - ✓ Meeting ID: 860 8920 7419
 - ✓ Passcode: 261623

Join Zoom meeting via telephone (audio only)

- +1 669 444 9171 US

Order of Business

1. Call to Order

- **Approval of Agenda** for July 10, 2023
- **Approval of Minutes** for June 12, 2023

2. Wichita Fire Department

Staff will present District 6 fire statistics, discuss relevant safety topics, provide department updates, and answer questions.

3. Wichita Police Department

Community Policing Officers will present District 6 statistics and crime trends, discuss relevant safety topics, provide department updates, and answer questions.

4. Wichita Public Library Report

Library Staff will report on events and programs at the Evergreen Branch Library and the Advanced Learning Library.

Recommended Action: Receive and file.

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Public Agenda

This portion of the agenda provides an opportunity for citizens to present issues that are not part of the regular agenda for the meeting. There is a three-minute time limit for each speaker.

5. Scheduled Items

There are no scheduled Public Agenda items this month.

6. Off-Agenda Items

Any individual present that did not request to speak on the Public Agenda prior to the meeting may speak at this time.

Recommended Action: Receive and file.

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New Business

7. WAMPO Electric Vehicle Survey

Nick Flanders, Senior Transportation Planner Transportation Planning Manager Wichita Area Metropolitan Planning Organization (WAMPO) is taking a bold step toward a greener future by spearheading the development of an innovative Electric Vehicle (EV) Plan for the region. As part of this initiative, WAMPO has launched a comprehensive survey to gather valuable insights from residents, businesses, and stakeholders. The survey aims to gauge the current level of interest, concerns, and expectations regarding electric vehicles, and charging infrastructure. By involving the community in the planning process, WAMPO is ensuring that the Electric Vehicle Plan truly reflects the needs and aspirations of the region. This proactive approach highlights WAMPO's commitment to sustainable transportation solutions and its dedication to reducing carbon emissions while promoting a cleaner and healthier environment for all. Take the survey today at www.wampo.org/electric-vehicles

Recommended Action: Receive and file

Presentation: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-07-10%20District%20Advisory%20Board%206%20Agenda%20WAMPO%20Electric%20Vehicle.pdf>

8. CON2023-00024

The Metropolitan Area Planning Department will present this case for consideration by the District 6 Advisory Board. The applicant is requesting a Conditional Use to allow Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial District. The property is addressed as 404 East 13th Street North, which is generally located on the northeast corner of East 13th Street North and North Topeka Avenue. It is currently developed with a clothing alterations store and a driving school, both of

which intend to remain in operation. Therefore, the site will house three separate businesses. The driving school and the proposed vehicle sales lot intend to share office space.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use be **DENIED.**

CON2023-00024 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-07-10%20District%20Advisory%20Board%206%20Agenda%20CON2023-00024%20MAPC%20Staff%20Report.docx.pdf>

9. ZON2023-00029

The Metropolitan Area Planning Department will present this case for consideration by the District 6 Advisory Board. The applicant is requesting a zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District on property generally located within one-block south of West 2nd Street North and one-half mile west of North West Street (225 North Young Street). The subject site is 0.465 acres in size is comprised of three platted lots. The applicant intends to build three separate duplexes, one on each lot. The single-family dwelling originally constructed on the middle of the three lots has been recently razed.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the zone change request.

ZON2023-00029 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-07-10%20District%20Advisory%20Board%206%20Agenda%20ZON2023-00029%20MAPC%20Staff%20Report.pdf>

10. ZON2023-00030

The Metropolitan Area Planning Department will present this case for consideration by the District 6 Advisory Board. The applicant is requesting a zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District on property generally located on the west side of North Arkansas Avenue and within one-quarter mile north of West 37th Street North (3825 North Arkansas Avenue). The subject site is 0.746 acres in size is currently developed with a single-family dwelling and an accessory structure. The applicant intends to demolish the existing dwelling structure and build a new duplex on the site.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the zone change request.

ZON2023-00030 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-07-10%20District%20Advisory%20Board%206%20Agenda%20ZON2023-00030%20MAPC%20Staff%20Report.pdf>

11. ZON2023-00034

The Metropolitan Area Planning Department will present this case for consideration by the District 6 Advisory Board. The applicant is requesting a zone change from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District, with Protective Overlay #413, on a 0.63-acre property in Lot 25 of the Pettett Gardens Addition. The property is generally located on the west side of North Clara

Street within two blocks north of West Central Avenue (741 North Clara Street). The subject site is currently developed with an unoccupied single-family dwelling and a detached garage, which were built in 1941.

The applicant is requesting the zone change to allow multiple duplexes on-site. According to the preliminary site plan, the applicant is proposing five duplexes (ten dwelling units) on the property. With a maximum density of 17.4 dwelling units per acre in MF-18 Multi-Family Residential District zoning, the site is allowed up to ten dwelling units on the property. With the Protective Overlay #413, there will be no changes in setback standards or height restrictions.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED** subject to Protective Overlay #413, which reads:

1. Structures shall be limited to duplexes and single family dwellings.
2. Utilities shall be installed underground.
3. Amendments, adjustments, or interpretations to this Protective Overlay shall be done in accordance with the Unified Zoning Code.
4. The transfer of title of all or any portion of land included within the Protective Overlay (or any amendments hereof) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
5. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
6. Any major changes in this development shall be submitted to the Planning Commission and to the Governing Body for their consideration.
7. Building height shall be limited to 35 feet.

ZON2023-00034 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-07-10%20District%20Advisory%20Board%206%20Agenda%20ZON2023-00034%20MAPC%20Staff%20Report.pdf>

12. ZON2023-00039

The Metropolitan Area Planning Department will present this case for consideration by the District 6 Advisory Board. The applicant is requesting a zone change from NO Neighborhood Office District and LC Limited Commercial District to GC General Commercial District in order to increase the buildable area on the site located on the east side of North Broadway Avenue and within one-quarter mile south of East 13th Street North (1150 North Broadway Avenue). The site is currently developed with a medical clinic. The applicant proposes to construct an attached structure on the north side of the clinic, where they propose to park medical service vehicles. They are not able to do so under the existing zoning because the side street setback in the NO District is greater than the GC District as discussed below. They do not intend to permit additional uses on site.

Approximately 0.18 acres in the southwest corner of the site is zoned LC Limited Commercial District and is occupied by a portion of the greater parking area for the clinic. The majority of the site (approximately 1.36 acres) is zoned NO Neighborhood Office District is occupied by the clinic building and the remainder of the parking lot. The clinic is situated on the far eastern side of the property with the back of the building approximately 20 feet from the North Topeka Street right-of-way. The north side of the building is approximately 15 feet from the north property line. It is along this north side of the

building the applicant wishes to construct a covered structure (a lean-to carport) under which they will park clinic medical service vehicles. This structure will likely be constructed to the north property line.

RECOMMENDATION: Based on the information available at the time the staff report was prepared, it is recommended that the zoning change application from NO Neighborhood Office District and LC Limited Commercial District to GC General Commercial District be **APPROVED** subject to Protective Overlay #415

Protective Overlay #415

1. Uses shall be restricted to those permitted by-right in the NO Neighborhood Office District.
2. Building height shall be restricted to 45 feet.
3. Signage shall be per the NO Neighborhood Office District.

ZON2023-00039 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-07-10%20District%20Advisory%20Board%206%20Agenda%20ZON2023-00039%20MAPC%20Staff%20Report.pdf>

Board Agenda

13. Updates, Issues, and Reports

Reports from the DAB on any activities, events, resources, issues, or concerns in the neighborhoods, council district, and/or city.

Recommended Action: Receive and file.

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Adjournment

The next District 6 Advisory Board meeting is scheduled to be held at 6:30 p.m. on August 14, 2023 at the Evergreen Community Center & Library, 2601 N. Arkansas, and Wichita, KS 67204. Residents also have the option to participate in DAB meetings virtually via Zoom or to watch them live on the [District 6 Facebook page](#). Visit the [District 6 webpage](#) for the most up-to date meeting information. The meeting agenda and supplemental documents are posted to the webpage the Wednesday prior to the upcoming meeting.

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